



6 Dakota Drive, Grove, Wantage OX12 0FX
Oxfordshire, £280,000

Waymark

Dakota Drive, Wantage OX12 0FX

Oxfordshire

Freehold

Stunning Two Bedroom Semi-Detached Home | Two Generous Double Bedrooms With Built-in Storage | Light & Airy Living Room and Beautiful Kitchen/Dining Room | Enclosed Landscaped Rear Garden | Two Allocated Parking Spaces To The Front | Popular Location, Close To Amenities | Viewing Highly Recommended!

Description

Offered for sale is this stunning two bedroom semi-detached property which has been well maintained to an exceptionally high standard by the current owners. Representing an ideal first time or investment purchase, the property should be viewed internally to avoid disappointment.

The property briefly comprises of entrance hall, cloakroom, light and airy living room along a beautiful kitchen/dining room on the ground floor. The first floor boasts a landing, modern family bathroom and two good size double bedrooms with built-in wardrobes to the master and further built-in storage to the second bedroom.

Externally the south-easterly facing, landscaped and well-tended rear garden includes a patio area which is perfect for outside seating and entertaining, a central lawn and an area of stone chippings providing an additional seating area. Additionally there are two allocated parking spaces to the front of the property along with an additional visitors space.

Constructed by Persimmon Homes in 2020, the current owners have enjoyed living here from new and there are circa 6 years remaining on the NHBC certificate. The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and upvc double glazing throughout. Furthermore, the is an

management fee of circa £90 per annum.

Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

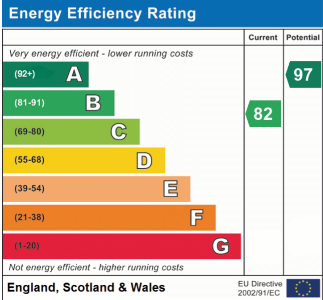
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C

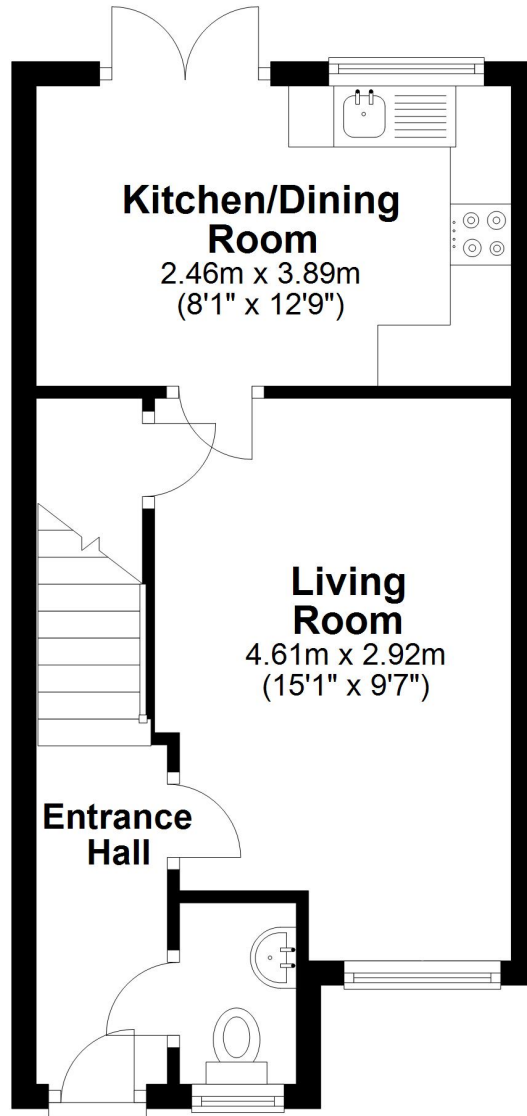


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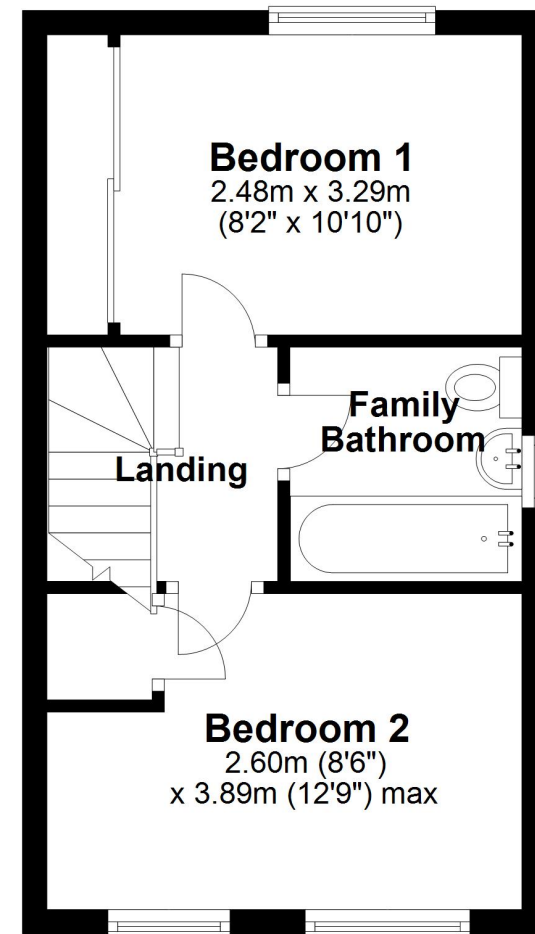
Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

